

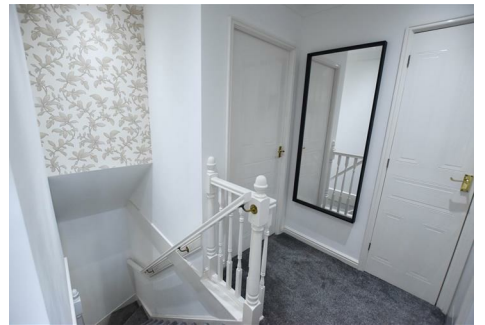
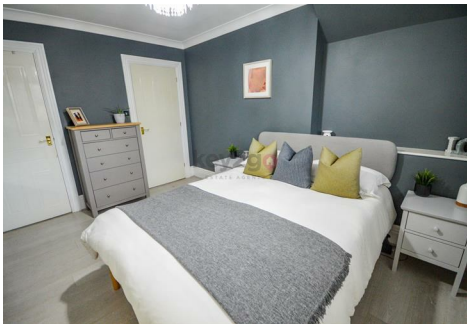
## Marketing Preview



**10 Springwell Drive, Beighton, Sheffield, S20 1XA**

**£345,000**

**Bedrooms 4, Bathrooms 3, Reception Rooms 2**



A fantastic opportunity to purchase this ready to move into four bedroom detached property with gorgeous living/kitchen/diner, downstairs WC and master bedroom with ensuite. Being stunning and ultra modern throughout a viewing on this property is highly recommended!! Also offering good sized south facing garden and garage for storage. Close to great local amenities such as Rother Valley and situated on a quiet cul-de-sac. With good road networks to Sheffield City Centre and the M1 Motorway. Perfect family home!!!

## SUMMARY

**\*\* GUIDE PRICE £345,000 - £360,000\*\*** A fantastic opportunity to purchase this ready to move into four bedroom detached property with gorgeous living/kitchen/diner, downstairs WC and master bedroom with ensuite. Being stunning and ultra modern throughout a viewing on this property is highly recommended!! Also offering good sized south facing garden and garage for storage. Close to great local amenities such as Rother Valley and situated on a quiet cul-de-sac. With good road networks to Sheffield City Centre and the M1 Motorway. Perfect family home!!!

## HALLWAY

Enter into welcoming hallway with neutral decor and tiled flooring. Stair rise to first floor and door to lounge and kitchen diner.

## LOUNGE 11'5" x 14'11"

A good sized reception room with stylish decor and tiled flooring. Recess spotlights, two radiators and walk in bay window to the front.

## KITCHEN/DINER 25'10" x 10'2"

Contemporary open plan kitchen/diner fitted with ample wall and base units. Built in dishwasher, undermount sink with hose style tap, under counter fridge and wine cooler. Integrated self-cleaning electric oven, combi microwave with warming draw and a panoramic induction hob on an 8ft quartz island. Three wall hung contemporary radiators and two windows that overlook the garden. Understairs storage cupboard, tiled flooring and sliding patio doors to rear. Opening to inner lobby.

## INNER LOBBY

Comprising of neutral decor, tiled flooring and recess spotlighting. Doors to downstairs WC and garage.

## DOWNSTAIRS WC 3'0" x 5'3"

Fitted with floating sink and back to wall WC. Recess spotlighting, chrome ladder style radiator and extractor fan.. Tiled flooring and two tiled walls.

## STAIRS/LANDING

A carpet stair rise to first floor landing with recess spotlights, radiator and smoke alarm. Storage cupboard, access to loft and doors to four bedrooms and family bathroom.

## MASTER BEDROOM 12'5" x 11'5"

A double bedroom with painted walls, wood effect flooring and built in wardrobes. Ceiling light, radiator and front facing window. Door to ensuite

## ENSUITE 4'8" x 4'10"

Comprising of shower cubicle with plumbed in shower, table with wash basin and close coupled WC. Ceiling light, ladder style radiator and obscure glass window. Extractor fan, fully tiled walls and tiled flooring.

## BEDROOM TWO 11'3" x 9'9"

A second bedroom with feature wallpapered wall and wood effect flooring. Recess spotlights, radiator and two front facing windows.

## BEDROOM THREE 9'3" x 8'1"

A third bedroom currently used as a nursery with neutral decor and carpet flooring. Recess spotlights, radiator and rear facing window.

## BEDROOM FOUR 6'4" x 10'0"

A fourth bedroom currently being used as a gym/study with painted walls and carpet flooring. Ceiling light, radiator and rear facing window.

## FAMILY BATHROOM 6'4" x 7'1"

Comprising of jacuzzi bath with handheld shower, floating wash basin and close coupled WC. Recess spotlighting, stylish radiator and obscure glass window. Fully tiled walls and tiled flooring. Extractor fan, feature recess area and wall mounted mirrored cabinet.

## OUTSIDE

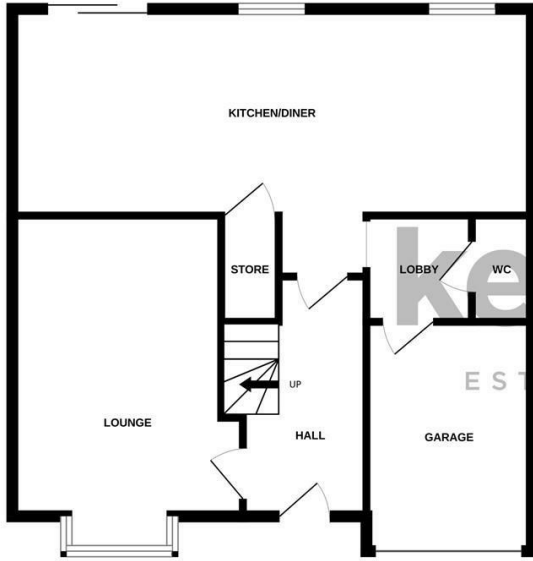
To the front of the property is driveway with ample parking, lawn area and shrubs. Access to the garage currently used for storage with power and lighting on a sensor. Housing combi boiler, washing machine and tumble dryer.

To the rear of the property is an enclosed south facing garden with lawn, patio area and shrubs.

## PROPERTY DETAILS

- LEASEHOLD
- SERVICE CHARGE £50PA
- 94 YEARS REMAINING
- FULLY UPVC DOUBLE GLAZED
- COMBI BOILER
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D

GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR  
591 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 1265 sq.ft. (117.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

